138.0	0001	0015.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	874,200 / 874,200
					USE VALUE:	874,200 / 874,200
					ASSESSED:	874,200 / 874,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBIN SMALL JOEL/DAVIS NETTA
Owner 2:	
Owner 3:	
Street 1:	45 SPRING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHARTER ELIZABETH MORGAN -
Owner 2:	CHARTER GARETH M -
Street 1:	45 SPRING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,650 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1840, having primarily Clapboard Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7650.000	289,600		584,600	874,200
Total Card	0.176	289,600		584,600	874,200
Total Parcel	0.176	289,600		584,600	874,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.36 | /Parcel: 520.3

Legal Description

User Acct

88292

GIS Ref

GIS Ref

Insp Date

09/30/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 138.0-0001-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,500	0	7,650.	584,600	874,100	874,100	Year End Roll	12/18/2019
2019	101	FV	230,100	0	7,650.	617,000	847,100	847,100	Year End Roll	1/3/2019
2018	101	FV	230,100	0	7,650.	454,700	684,800	684,800	Year End Roll	12/20/2017
2017	101	FV	228,200	0	7,650.	435,200	663,400	663,400	Year End Roll	1/3/2017
2016	101	FV	228,200	0	7,650.	402,700	630,900	630,900	Year End	1/4/2016
2015	101	FV	215,800	0	7,650.	337,700	553,500	553,500	Year End Roll	12/11/2014
2014	101	FV	215,800	0	7,650.	329,900	545,700	545,700	Year End Roll	12/16/2013
2013	101	FV	215,800	0	7,650.	314,400	530,200	530,200		12/13/2012

!10651!

PRINT

Date	Time
12/11/20	00:56:12

LAST REV

Date	Time
10/11/17	09:46:30
apro	
10651	

USER DEFINED

Prior Id # 1:	88292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHARTER ELIZABE	33102-413		6/20/2001		425,000	No	No		
FISHER WILLIAM	25240-458		3/24/1995		187,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2012	1274	Manual	3,229	C				
4/10/2006	251	Porch	10,000	C		G7	GR FY07	FARMERS PORCH
9/9/2004	844	Manual	8,000	C				replace sills /new
5/29/1998	337	Redo Kit	16,000	C				8X14 WDK/REM KITCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	Meas/Inspect	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/13/2009	Inspected	163	PATRIOT
2/24/2009	Measured	372	PATRIOT
10/12/2001	MLS	MM	Mary M
11/10/1999	Meas/Inspect	263	PATRIOT
5/7/1996		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7650		Sq. Ft.	Site		0	90.	0.85	10									584,550						584,600	

Total AC/HA:	0.17562	Total SF/SM:	7650	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 584,550	Spl Credit	Total: 584,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	6 - Saltbox		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1840	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27499998
Const Adj.:	1.00739920
Adj $ / SQ:	166.976
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419678
Depreciation:	130100
Depreciated Total:	289578

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

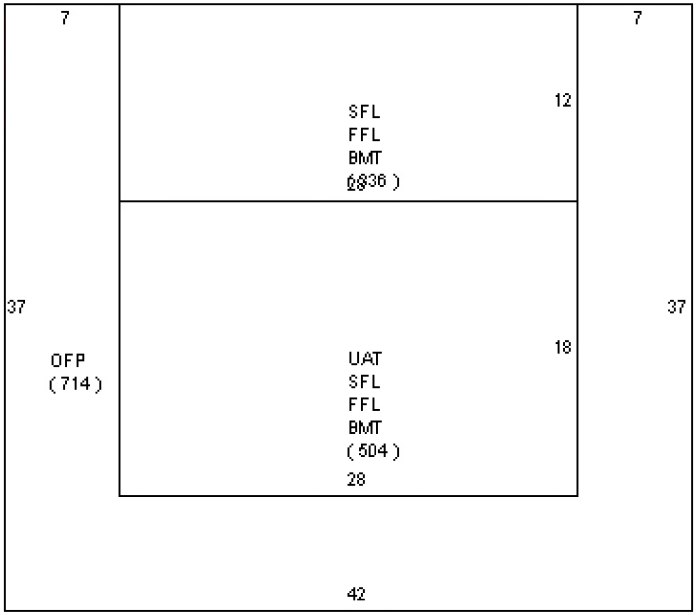
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.98
Special Features:	0	Val/Su Net:	87.49
Final Total:	289600	Val/Su SzAd	172.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	50.090	42,078
FFL	First Floor	840	166.980	140,260
SFL	Second Floor	840	166.980	140,260
OFP	Open Porch	714	18.950	13,530
UAT	Upper Attic	76	66.790	5,049

Net Sketched Area:	3,310	Total:	341,177
Size Ad	1680	Gross Are	3738	FinArea	1680
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	60				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0001-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc